

Les Comédies
de Terence par M. l'
Abbé Le Monnier

A Paris rue Dauphine
chez Cl. Ant. Jombert

PARTICULARS

OF
THREE VALUABLE
FREEHOLD ESTATES,

AND
Manors of Bavents and Colviles,
Naunton-Hall, Butley, and
Tangham,

IN
SUFFOLK.

Leiston sold for £10,000
(W^r Tatton of
Ironmonger lane
the purchaser) —

{ Rindlesham —	18,900
{ Butley —	22,500
{ W ^r Farrer of Barry lane Purchaser —	

£ 51,400

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THE
PARTICULARS

OF

THREE VALUABLE AND MOST COMPACT
FREEHOLD ESTATES,

SITUATE IN

RENDLESHAM, BUTLEY, *and* LEISTON,

In the Vicinity of *Woodbridge, Wickham-Market, and Saxmundham,*
and the Sea Ports of *Orford and Aldborough,*

In the County of SUFFOLK;

With the ADVANTAGE OF, and LORDSHIP OVER, a navigable RIVER,
bounding Part of the Estates;

COMPRISING

Five Thousand Six Hundred and Sixty-one Acres, Two Rood, and Twenty-
six Perches, be the same more or less, of LAND;

Divided into very eligible FARMS, with Dwelling-Houses and suitable Out-Buildings;

Let to respectable TENANTS, at yearly Rents amounting to

One Thousand Eight Hundred and Forty-five Pounds,
Eighteen Shillings,

Exclusive of the desirable and extensive MANORS of

BAVENTS and COLVILES, NAUNTON - HALL, BUTLEY, and
TANGHAM, abundantly stocked with Game;

The QUIT-RENTS and FINES amounting annually, on an Average for the last 20 Years, to

Forty-five Pounds, Twelve Shillings, and Sixpence:

AND

One Hundred and Seventy Acres of Wood Land, Plantations, Pleasure-
Grounds, Gardens, and a commodious Mansion and Offices, in Hand,

CALLED

NAUNTON - HALL,

Situate on a dry healthy Soil, recently modernized and compleatly repaired at an
Expence of near SIX THOUSAND POUNDS.

WHICH WILL BE SOLD BY AUCTION,

By Mr. SKINNER and Co.

On THURSDAY the 15th of JUNE, 1786, at Twelve o'Clock,

At GARRAWAY's Coffee-house, 'Change-Alley, London,

IN THREE LOTS.

To be viewed till the Sale, by applying at Naunton-Hall; where printed Particulars may be had:
Also of Mr. Kilderbee, Ipswich; at the Post-houses at Saxmundham, Woodbridge, and Col-
chester; Black Boy, Chelmsford; Cock and Bell, Romford; at the Place of Sale; of Mr.
HAMILTON, No. 13, Chancery-Lane; and of Mr. SKINNER and Co. Aldersgate-Street.

CONDITIONS of SALE.

1st. **T**HE highest Bidder to be the Purchaser, and if any Dispute arise between two or more Bidders, the Lot to be put up again.

2d. No Person to advance less than Fifty Pounds at each Bidding.

3d. The Purchasers to pay down immediately a Deposit of Fifteen per Cent. in Part of the Purchase Money, and sign an Agreement for Payment of the Remainder on or before the 31st of October, 1786; on having good Titles.

4th. The Purchaser of each Lot shall have a proper Conveyance, at his own Expence, on Payment of the Remainder of the Purchase-Money according to the 3d Condition; and be entitled to the Rents and Profits from Michaelmas, 1786, of the Parts let; and Possession given of the Parts not let on the completing the Contract. All Out-goings to be cleared to Michaelmas 1786.

5th. The Purchaser of each Lot to take the Timber Trees down to 2s. 6d. per Stick, that inclusive, and the Tellers, at a Valuation, by proper People, or their Umpire; such Valuation to be made before the 10th of October, 1786, and the Amount to be paid on completing the Contract for the Estate.

6th. There being a Duty on all Sales of Estates, &c. of Three-pence in the Pound, with an Addition of 15 per Cent. on that Produce, to be levied on the Buyers or Sellers, as may be thought most proper; the Lots comprised in this Particular are to be Sold, subject to the Seller's paying one Moiety of the said Tax, and the Buyers the other, exclusive of the Sums the said Lots shall sell for.

Lastly. If the said Purchasers neglect or fail to comply with the above Conditions, the Deposit-Money to be forfeited, the Proprietor shall be at full Liberty to re-sell the said Lots, and the Deficiency, if any there shall be by such second Sale, together with all Charges attending the same, to be made good by the Defaulter at this present Sale.





THE
PARTICULARS, &c.

LOT I.

A VERY DESIRABLE
FREEHOLD MANOR ESTATE,

SITUATE

About Nine Miles from Rendlesham, Fifteen from Woodbridge, Twelve from Wickham-Market, Seventeen from Saxmundham, and Six from the Sea Port Town of Aldborough, in the County of Suffolk;

CALLED

LEISTON FARM;

CONTAINING

£. s. d.

One Thousand and Ninety-six Acres, One Rood, and Twenty-eight Perches, be the same more or less, of rich Land,

With an excellent DWELLING-HOUSE.

Barns, Stabling, and numerous convenient Out-buildings, in perfect Repair, having been recently completed at an Expence of near Twelve Hundred Pounds.

Also a small Marsh near the Chapel, supposed not to be included in the above Measure.

Also, a large Tract of Reed Land, which produces near Two Hundred Load yearly, of which the Tenant is supposed to make a nett Annual Income of One Hundred Pounds.

In the Occupation of Mr. John Doughty, on Lease for an unexpired Term of 9 Years from Michaelmas 1786, at a very easy Rent of per Annum — — — 330 0 0

Also Twenty Acres of Plantations in Hand.

The whole Quantity of Land One Thousand One Hundred and Sixteen Acres, One Rood, and Twenty-eight Perches, be the same more or less, lying exceedingly compact, within a Ring Fence, and Tithe free, and the yearly Value is supposed to be very considerable, and from the Opinion of a Judge of Land in that Country, it will let at the Expiration of the present Lease, to near Five Hundred and Fifty Pounds per Annum.

Lot I. is subject to the following Out-goings:

	£.	s.	d.
A Fee-Farm Rent of 20l. per Ann. out of which Land Tax is allowed—nett	16	0	0
Land Tax amounts to	21	14	0
Total Annual Out-goings	£ 37	14	0

L O T II.

A Very valuable and most desirable FREEHOLD ESTATE, situate in a delightful healthy Sporting Part of the County of Suffolk, at Rendlesham, about Six Miles from Woodbridge, with a navigable River; Three from Wickham-Market, Eight from Saxmundham, and Seven from the Sea-Port of Orford :

COMPRISING THE EXTENSIVE MANORS OF

BAVENTS and COLVILES, and NAUNTON-HALL,

WITH THE QUIT-RENTS, FINES, ROYALTIES, COURTS, IMMUNITIES, AND APPURTENANCES;

A commodious MANSION, and OFFICES, recently modernized and completely repaired at an Expence of SIX THOUSAND POUNDS;

Pleasure Grounds, Gardens, Plantations, and sundry FARMS; the Whole containing

One Thousand One Hundred and Forty-six Acres, Two Rood, and Twenty-six Perches, be the same more or less.

The Annual Quit-Rents received from sundry Copyhold Tenants in the Manor of Bavents and Colviles amount to Four Pounds Nineteen Shillings and Seven-pence Half-penny; and the Fines on an Average for the last Twenty Years to Seven Pounds Thirteen Shillings and Sixpence per Annum, making together — — — 12 13 1½

The Annual Quit-Rents received from sundry Copyhold Tenants in the Manor of Naunton-Hall, amount to One Pound Thirteen Shillings and a Halfpenny; and the Fines on an Average for the last Twenty Years to One Pound Eight Shillings and Sixpence, making together — — — 3 1 6½

NAUNTON-HALL MANSION, a spacious built Structure, containing numerous Bedchambers and Dressing Rooms, a commodious Drawing Room, Dining Rooms, Parlours, Study, and Hall, neatly fitted-up and finished in a genteel Style, with every useful connected Domestic Office, Stabling, Coach-houses, suitable Out-buildings, and Court Yards.

The Pleasure Grounds, Plantations, excellent Gardens walled, well laid out, and stored with choice Fruit Trees; with several enclosures of rich Land, a Part paled; and Two thriving Woods: the Whole before-described, containing Ninety-one Acres and One Rood, be the same more or less, in Hand.

Lands lying round NAUNTON HALL, in the Possession of Mr. Thomas Crisp, Tenant at Will, at per Annum — — — 100 0 0

A desirable FARM, containing Four Hundred and Sixty Acres, be the same more or less, with a new erected Farm House, and proper Buildings, in the Possession of Mr. Thomas Cripps, on Lease for an unexpired Term of Ten Years from the 10th of October 1786, at 210l. per Annum till Old Michaelmas-day 1787; then 220l. for the Remainder of the Lease. — — — 220 0 0

A desirable FARM, containing Three Hundred and Seventy-five Acres, be the same more or less; including a Piece of Land, called Great Norralls, with a Dwelling House, and suitable Out-buildings; in the Occupation of Thomas Sheming, Tenant at Will, at per Annum, — — — 245 8 6

Several Cottages within the Close Farm; let at, per Annum, — — — 4 0 0

A desirable FARM, containing Ninety-nine Acres and Eight Perches, be the same more or less, with a Dwelling House and Out-buildings, and a Right of Commonage on Ash Green; let to Mr. John Rackham, on Lease for an unexpired Term of Nine Years from the 10th of October 1786, at per Annum — — — 90 0 0

A House and Blacksmith's Shop, with about Half an Acre of Land, to Mrs. Martha Burch, Tenant at Will, at per Annum — — — 6 0 0

A new-built Wheel-wright's Shop, of the Value of — — — 6 0 0

A Messuage, with Nineteen Acres & Thirty-six Perches of Land, in the Occupation of Mr. John Beales, Tenant at Will, at per Annum — — — 12 0 0

Exclusive of Mansion and Land in Hand, Royalties, Manors, &c. not let, £. 699 3 2

One Hundred and Sixty Acres, Three Rood, and Eleven Perches, of the before-described Estate, are Copyhold of Inheritance, held of the Manors of Dunningworth with Wantilden, Staverden with Bromefwell, Ash Baggots and Blaxhall; at Annual Quit-Rents amounting to 3l. 5s. 4d. and Fines at the Will of the Lord, but no Heriots.

Also, to a free Rent to the Manor of Bredfield, with Windervals, one Year 5s. 2d. the next 2s. 9d. alternately; and to Four other free Rents, payable to the Manors of Ash-Baggots, Farmham Hall, Blaxhall, and to Hollesly with Suttan, amounting to 11. 4s. 9d. per Annum; also, to Fee-Farm Rent of 2s. per Annum.

Total Annual Amount of Quit-Rents and Fee-Farm Rent	—	4	12	1
The Land Tax	—	—	62	1 6

Total Annual Out goings £ 66 13 7

L O T III.

A Very valuable and most desirable FREEHOLD ESTATE, situate within Three Miles of Lot II. bounded on the East by a navigable River, and on the West by an open County of a considerable Extent.

£. s. d.

COMPRISING THE EXTENSIVE MANORS OF

B U T L E Y and T A N G H A M,

WITH THE QUIT-RENTS, FINES, ROYALTIES, AND ADVANTAGES OF THE NAVIGABLE RIVER, COURTS, IMMUNITIES, AND APPURTENANCES,

AND SUNDRY FARMS;

CONTAINING

Three Thousand Five Hundred and Ninety-four Acres, Two Rood, and Twenty Perches, be the same more or less;

TOGETHER WITH THE TYTHES OF THE PARISH OF BUTLEY-TANGHAM AND CAPEL.

The Annual Quit-Rents received from sundry Copyhold Tenants in the Manor of Butley, amount to Four Pounds Seven Shillings and Sixpence; and the Fines on an Average for the last Twenty Years, to Seven Pounds Seven Shillings and Eight-pence, amounting together to per Annum — — — — — 11 15 2

The Annual Quit Rents received from sundry Copyhold Tenants in the Manor of Tangham, amount to Five Pounds Nineteen Shillings and Sixpence; and the Fines on an Average for the last Twenty Years, to Twelve Pounds Three Shillings and Three-pence, making together per Annum — — — — — 18 2 9

BUTLEY ABBEY FARM, containing One Thousand Five Hundred and Fifty-nine Acres, Two Roods, and Thirty-eight Perches, be the same more or less, let Tithe free, with a Dwelling House and Out-buildings; in the Occupation of Mr. Thomas Chandler, on Lease for an unexpired Term of 11 Years from the 10th of October 1786, at — — — — — 365 0 0

TANGHAM and CAPEL FARM, containing One Thousand Seven Hundred and Fifty-six Acres and Twenty Perches, let Tithe Free, with a Dwelling House and Out-buildings, in the Occupation of Mr. Samuel Gross; with Two Cottages and a Ferry, at per Annum — — — — — 310 0 0

A F A R M, containing One Hundred and Eighty Acres, let Tithe free, with a Dwelling House and Out-buildings; in the Occupation of Mr. Jonathan Askew, on Lease for an unexpired Term of 11 Years from the 10th of October 1786, at per Annum — — — — — 102 0 0

The Tithes of sundry Lands in the Parish of Capel, of the yearly Amount of — — — — — 16 1 0

The Tithes of sundry Lands in the Parish of Butley, of the yearly Amount of — — — — — 23 18 7

The Moiety of a Farm, containing about Twenty Acres; in the Occupation of Mr. John Laycock, Tenant at Will, at per Annum — — — — — 15 10 0

WOOD AND LANDS IN HAND.

	A.	R.	P.
Watry Wood — — — — —	22	2	28
Great Oak Hill Wood — — — — —	14	1	20
Wood Hempland — — — — —	1	3	0
Great Oak Hill Grove — — — — —	13	2	10
Little Oak Hill Wood — — — — —	6	0	10
Carman's Wood — — — — —	5	3	30
A Piece, late Wade's — — — — —			
A Piece upon Tangham Walks — — — — —			
Little Stavender — — — — —			
Carman's Marsh — — — — —	9	1	20
Upper Part of Frith Marsh — — — — —	5	0	0

Exclusive of the uncontented Peices, 78 2 38

Exclusive of Land in Hand, Royalties of Manors, &c. £ 862 7 6

Subject to the following Out-goings:

	£.	s.	d.
For the Service of Butley Curacy — — — — —	16	0	0
Procuracion and Synodals, about — — — — —	1	0	0
Fee-Farm Rent — — — — —	1	1	5½
Land Tax — — — — —	78	13	8

Total Out-goings of Lot III. £ 96 15 1½

Also to Repairing the Wall and Three Sluices next the River

A FEW ACRES OF LAND IN LOT III. ARE LEASEHOLD, HELD FOR A TERM OF SEVERAL HUNDRED YEARS, CLEAR FROM RENT.